

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10728 Potomac Electric Co., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 20, 1971.

ORDERED:

That the appeal for permission to establish a parking lot at 1123 G Street, S. E., part of lot 79, Square 995 be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is currently vacant.
3. The appellant proposes to establish a private parking lot (See Exhibit No. 3).
4. The proposed parking lot (approximately 5,000 square feet) is to be used for people visiting the Chambers Funeral Home located approximately one block away. The lot will accommodate approximately 35 cars.
5. The Board when granting PEPCO's appeal for the existing substation stipulated that this portion of the property was not to be used for parking, but as a buffer between the substation and the residences. The property is surrounded by single family dwellings.
6. There was opposition registered at the public hearing to the granting of this appeal by the Capitol Hill Restoration Society.
7. The Department of Highways and Traffic offered no objection to the granting of this appeal.

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OPINION:

We are of the opinion that the establishment of the proposed parking facility will not create any dangerous or otherwise objectionable traffic conditions. However, we are also of the opinion that the use of this property as a parking facility will have an adverse affect upon the present character and future development of the neighborhood and would substantially impair the purpose, intent or integrity of the Zoning Regulations and Map. Therefore we conclude that the appeal must be denied.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board